

AGENDA

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, DECEMBER 10, 2007
7:00 p.m.

City Hall Council Chambers
2263 Santa Clara Avenue, Third Floor
(Corner of Santa Clara Avenue and Oak Street)
ALAMEDA, CA

Doors will open at 6:45 p.m.

Please file a speaker's slip if you wish to address the Board. Anyone wishing to address the Board on agenda items or Oral Communications may speak for a maximum of 5 minutes per agenda item when the subject is before the Board. The Board may limit the speaker's time to 3 minutes when five or more speaker's slips are submitted.

1. CONVENE:
2. FLAG SALUTE:
3. ROLL CALL: President Cook, Vice-President Kohlstrand, Board Members Lynch, Cunningham, Ezzy Ashcraft, Mariani and McNamara.
4. MINUTES: Minutes of the Meeting of November 13, 2007
Minutes of the Meeting of November 26, 2007
5. AGENDA CHANGES AND DISCUSSION:
6. STAFF COMMUNICATIONS:
 - 6-A. Future Agendas
 - 6-B. Zoning Administrator Report
7. ORAL COMMUNICATIONS:
 - * Anyone may address the Board on a topic not on the agenda under this item by submitting a speaker's information slip, subject to the 5-minute time limit.
8. CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Board or a member of the public by submitting a speaker slip for that item.

8-A. PLN07-0059 (Use Permit) - BurgerMeister - 2315 Central Avenue. The applicant requests a Use Permit for extended hours of operations from 11 am - 2 am Monday through Sunday pursuant to AMC 30-4.9A(c)(1)(a), and use of an outdoor patio for up to 24 seats pursuant to AMC 30-4.9A(c)(1)(b). The site is located within a C-C-T, Community Commercial Theater Zoning District. (SW) **The Zoning Administrator has referred this item to the Planning Board.**

9. REGULAR AGENDA ITEMS:

9-A. Large Format Retail Store Zoning Text Amendments - Applicant - City of Alameda. The Planning Board will consider proposed zoning text amendments to the Alameda Municipal Code related to large format retail stores and the location of retail uses throughout Alameda. The proposed text amendments include a definition of large format retail store and proposed provisions requiring a use permit for different types of retail uses in certain zoning districts. The proposed amendments would affect all properties in non-residential zoning districts and mixed use zoning districts. (DG)

9-B. Review and comment on the proposed Economic Development Strategic Plan - Citywide - Applicant - City of Alameda

9-C. City of Alameda General Plan Retail Policy Amendments - Applicant - City of Alameda. The Planning Board will consider a General Plan Amendment to amend Section 2.5 Retail Business and Services, to add and modify policies as recommended by the Alameda Citywide Retail Policy Report. The proposed amendments would affect all properties in non-residential zoning districts and mixed use zoning districts. (AT) **(Staff requests continuation to the meeting of January 14, 2008)**

10. WRITTEN COMMUNICATIONS:

11. BOARD COMMUNICATIONS:

11-A. Oral Status Report regarding the Alameda Point Advisory Task Force (Board Members Cook/Kohlstrand)

11-B. Oral Status Report regarding the Oakland Chinatown Advisory Committee (Board Member Mariani)

11-C. Oral Status Report regarding the Transportation Subcommittee (Board Member Kohlstrand)

11-D. Oral Status Report regarding the Alameda Climate Protection Task Force (Board Member Cunningham)

12. ADJOURNMENT:

PLEASE NOTE: Appeals of Planning Board decisions are considered by the City Council. Appeals must be filed in the Planning & Building Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.

- * Sign language interpreters will be available upon request. Please contact the Planning & Building Department at 510.747.6850 or 510.522.7538 (TDD number) at least 72 hours prior to the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in enlarged print.
- * Audiotapes of the meeting are available upon request.
- * Please contact the Planning & Building Department's Executive Assistant at 510.747.6850 or 510.522.7538 (TDD number) at least 48 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.